

City of El Paso - City Plan Commission Staff Report

Case No: SUSU12-00055 Sandstone Ranch Unit Seven Replat D

Application Type: Resubdivision Combination

CPC Hearing Date: June 28, 2012

Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Patriot Freeway and west of Sean Haggerty Road

Acreage: 14.4 acres

Rep District: 4

Existing Use: Vacant

Existing Zoning: R-3/A (Residential) **Proposed Zoning:** R-3/A (Residential)

Nearest Park: City Park (0.3 Miles)

Nearest School: Tom Lea Elementary (0.25 Miles)

Park Fees Required: N/A Impact Fee Area: N/A

Property Owner: Tropicana Development Inc. **Applicant:** Tropicana Development Inc.

Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3/A (Residential) / Residential Neighborhood

South: R-3/A (Residential) / Patriot Freeway **East:** A-2 (Apartments) / Apartment Complex

West: R-3/A (Residential) / Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 14.4 acres of land for 73 single-family residential lots. Access is proposed from Ray Mena Lane. This subdivision is being reviewed under the subdivision code in effect prior to June 1, 2008.

The applicant is requesting two modifications:

- Modification for a 110' turning heel
- Modification for a 50-foot ROW with a five foot sidewalk, four foot parkway, and 32' of pavement

CASE HISTORY

On March 10, 2011 the City Plan Commission approved Sandstone Ranch Unit Seven Replat D on a resubdivision combination basis.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of modifications requested based on reason 3 of 19.04.170.A.3 of the previous subdivision code and **approval** of Sandstone Ranch Unit Seven Replat D on a Resubdivision Combination basis subject to the following condition and comments:

• Sandstone Ranch Unit Seven Replat C shall be recorded prior to the proposed subdivision in order to provide access to Moon Ranch, Silver Cholla, Cattle, and Coyote Ranch

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of all double frontage lots, as stipulated under Section 19.16.080.D of the previous subdivision code. The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the development services director or designee, to provide a visual separation between the development and the street. Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation

Planning recommends **approval** of the modifications and **approval** of the Sandstone Ranch Unit Seven Replat D with a condition. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicular access and pedestrian passage.

City Development Department - Land Development

No objection.

<u>Planning – Transportation</u>

- 1. Double frontage lots along Marcus Uribe shall comply with Section 19.23.040 H (Double Frontage Lots).
- 2. Sandstone Ranch Unit Seven Replat C shall be recorded prior to the proposed subdivision in order to provide access to Moon Ranch, Silver Cholla, Cattle, and Coyote Ranch

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, thus meeting the requirements to be excluded from the calculation for parkland dedication as required per ordinance Title 19 - Subdivision & Development Plats,

Chapter 19.20 - Parks & Open Space as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

El Paso Water Utilities

- 1. EPWU-PSB does not object to this request.
- 2. The area is located within an intermediate pressure zone off the War Highway Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.
- 3. Water and sewer service for the subdivision requires extensions from the water and sewer mains within Sandstone Ranch Unit 7 Replat C which are currently under construction. There is an existing 8-inch diameter water main that extends along the existing 30-foot wide PSB easement and continues along the existing 15-foot wide PSB easement within Lot 73, Block 1. Sewer service for the northern portion of the subdivision requires extending a sewer main thru the 25-feet Drainage ROW and PSB easement adjacent to Lot 101, Block 1 to connect to an existing 8-inch sewer main located within Sandstone Ranch Unit 7 Replat B.
- 4. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.
- 5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

Recommend approval of "site plan" as presented. Does not adversely affect fire department. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

<u>911</u>

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

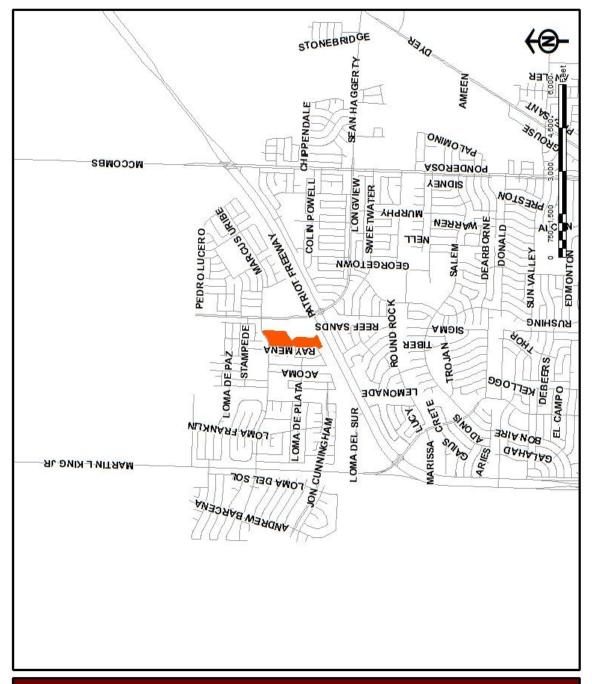
No comments received.

Additional Requirements and General Comments:

- 1. Submit to the City Development Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary Plat
- 4. Final Plat
- 5. Application

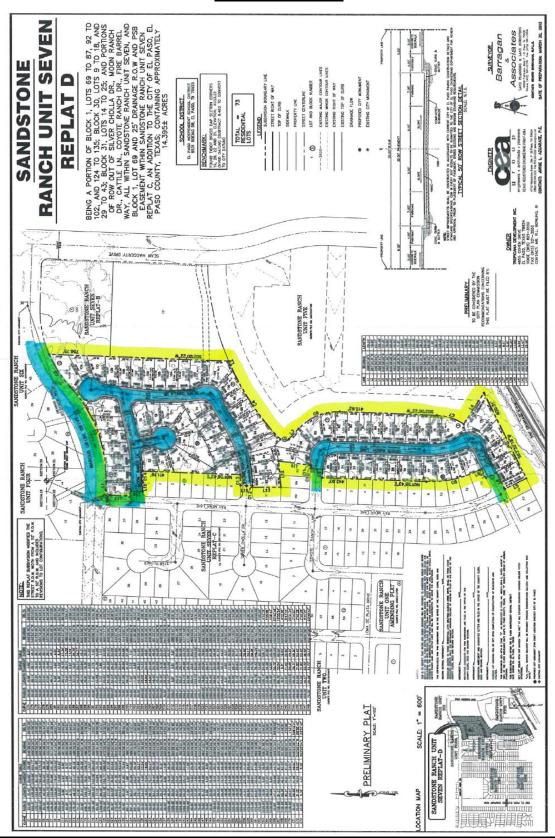


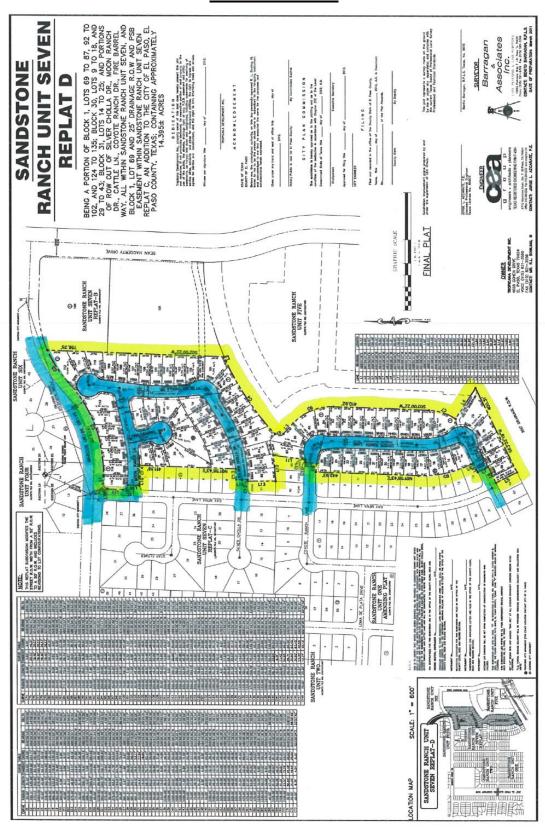
Sandstone Ranch Unit 7 Replat D

Sandstone Ranch Unit 7 Replat D



ATTACHMENT 2







CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 5/3	1/12	-		FILE NO	202019.	0 00	
SUBDIVISI	ON NAME:	Sandstone I	Ranch Unit 7 Re	eplat D			
I agal dasori	ntion for the a	ea included	on this plat (Trac	t Block Grant atc.)			
	Legal description for the area included on this plat (Tract, Block, Grant, etc.) Portion of Block 1, Lots 69 to 87, 92 to 102, and 124 to 135; Block 30, Lots 9 to 18 and 29 to 43; Block 31,						
lots 14 to 2	5: and Portic	ons of ROW	out of Silver Ch	nolla Dr., Moon Ranch [Or Cattle In Co	vote Ranch Dr	
Fire Barrel	Way, and all	Utility Ease	ments within S	andstone Ranch Unit Se	even, and Block 1	Lot 69 and 25	
						/ H 70 /00 H	
	Paso County,		t within Sandsti	one Ranch Unit 7 Repla	t C, an Addition t	o the City of	
Property La	nd Uses:	rexas.					
Troporty Bu	ia osos.	ACRES	SITES		ACRES	STOES 1	
Single-fami	v	11.135	73	Office	ACITA	- Bruns I	
Duplex	,			Street & Alley	3.131	-	
Apartment		· ·		Ponding & Drainas		n.	
Mobile Hon	10	-	-	Institutional		- Ce-	
P.U.D.	ic .			Other (specify belo	· · · ·	ONSTRU	
Park				Drainage R.O.W.	0.129	2 .	
School			-	Dramage mo.w.			
Commercial		-		Total No. Sites		75	
Industrial		-		Total (Gross) Acre	age 14.395	, , , , , , , , , , , , , , , , , , ,	
maastrar				Total (G1055) Acie	age14.555	•	
What is exis	ting zoning of	the above de	scribed property	? R-3A Prop	posed zoning?R	-3A	
Will the res	dential cites a	e proposed r	ermit developme	ent in full compliance with	all zonina raquira	mante of the	
	ill the residential sites, as proposed, permit development in full compliance with all zoning requirements of the isting residential zone(s)? Yes X No						
entioning resi	delitiai zone(s)		110				
What type of	f utility easem	ents are prop	osed: Undergro	und Overhead	_ Combination of	Both_X	
	-						
	t type of drainage is proposed? (If applicable, list more than one) face Flow to Existing and Proposed Inlet Structures						
Surface Fl	ow to Existing	g and Propo	sed Inlet Struc	tures			
-							
Are special	public improve	ements propo	sed in connection	n with development? Yes	No	<u> </u>	
Is a modific	ation or except	ion of any po	ortion of the Sub	division Ordinance propos	sed? Yes X	No	
				ification or exception Ve			
	odification						
Remarks an	d/or explanatio	n of special	circumstances:				
-							
Improvem	ent Plans su	bmitted?	Yes	NoX			
Will the pro	posed subdivis	ion require t	he city to review	and decide whether this a	pplication is subject	et to the standard	
				ble standards? Yes X			
If wee place	e submit a vest	ed	rights natition in	accordance with Section	10 47 Vested Die	hte (Can Attecha	
	e sublille a VCSI	· · ·	rigins pennon il	accordance with section	17.4/* V CSICU K19	IIIS I DEC AHACHE	

12.	Owner of record Tropicana Devel	opment, 4655 Cohen Dr., El Paso, TX 79924	(915)821-3550	
	(Name & Address)	(Zip)	(Phone)	
13.	Developer Tropicana Developme	nt, 4655 Cohen Dr., El Paso, TX 79924	(915)821-3550	
	(Name & Address)	(Zip)	(Phone)	
14.	Engineer_ CEA Group, 4712 Wood	(915)544-5232		
	(Name & Address)	(Zip)	(Phone)	
	CASHIER'S VALIDATION FEE: \$1,083.00	OWNER SIGNATURE:	7-14-	

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.